

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 1629 Market Street Special Use District]

Ordinance amending the Planning Code and the Zoning Map to add the 1629 Market Street Special Use District; and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Planning Code and Zoning Map regulate development in the City, including setting forth requirements for height and bulk, open space, permitted or conditional uses, etc.

Amendments to Current Law

This Ordinance creates a new Special Use District (SUD) to facilitate the development of the 1629 Market Street Project, a mixed use development in a transit-rich location on Market Street. The Project includes residential, retail, open space, parking, and related uses, and is also the subject of a Development Agreement. Its benefits include on-site affordable housing units at a levels of affordability exceeding City requirements; replacement of existing Residential Hotel Units with modern, on-site units at a replacement ratio exceeding the requirements of Chapter 41 of the Administrative Code, the Residential Hotel Unit Conversion and Demolition Ordinance; land donation, construction, and maintenance of publicly accessible open space; and improvement of Stevenson Street for pedestrian and automobile use.

The Ordinance provides that all requirements of the Planning Code shall apply to the Project, except for the usable open space and the upper story set back requirements. Regarding the open space requirements, the Ordinance provides that the required square footage of usable open space shall be 36 square feet per dwelling unit, and that that requirement may be met at this ratio with "private usable open space" and "common usable open space," as those terms are defined in the Planning Code. It further explains that usable open space has been designed on a SUD-wide basis and the requirements are expected to be met through a combination of private and common spaces associated individual buildings, as well as approximately 8,600 square feet of plaza and mid-block open space that will be developed in accordance with the Development Agreement for the Project. Accordingly, compliance with open space requirements shall be evaluated at project buildout on a SUD-wide (as opposed to building-by-building) basis.

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Regarding upper story set back requirements, the Ordinance mandates that those requirements shall not apply to specific facades within the Project.

The Ordinance also amends the Zoning Map, to create the SUD, and to change the zoning and height maps to reflect the Project's configuration.

Background Information

The 1629 Market Street Project is also the subject of a Development Agreement, as set forth in a separate ordinance.

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